




For Lease

23 Clara Drive, Mystic, Connecticut
50,000 SF Office / Retail Center with Abundant Parking

 **JLL** SEE A BRIGHTER WAY

Office / Retail Center

23 Clara Drive

Mystic, Connecticut

23 Clara Drive is a unique +/- 50,000 SF office / retail center offering efficient floor plans, individual tenant entrances and abundant parking. Tenants of 23 Clara are also surrounded by numerous walkable retail, restaurant and hotel options.

Property Features & Specifications

- 38,625 SF Retail Plaza on 4.22 Acres
- 1,550 SF - 10,000+ SF Available
- Adjacent to a Freestanding Starbucks Cafe
- Affluent Area Demographics
- 5 Spaces per 1,000 SF of Parking
- 12 Tesla Charging Stations at Adjacent Property
- Adjacent to the Mystic Hilton
- Across from the Mystic Aquarium
- Across from the Olde Mistick Village
- Just off I-95 at Exit 90
- Numerous Nearby Residential Communities
- Proven Area for Tourism

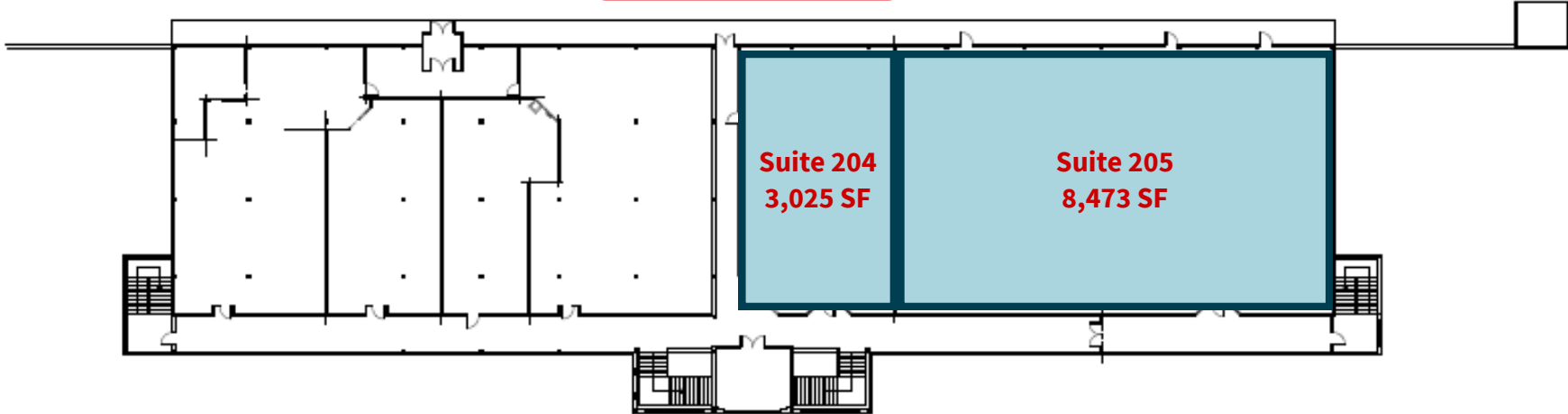


DEMOGRAPHICS

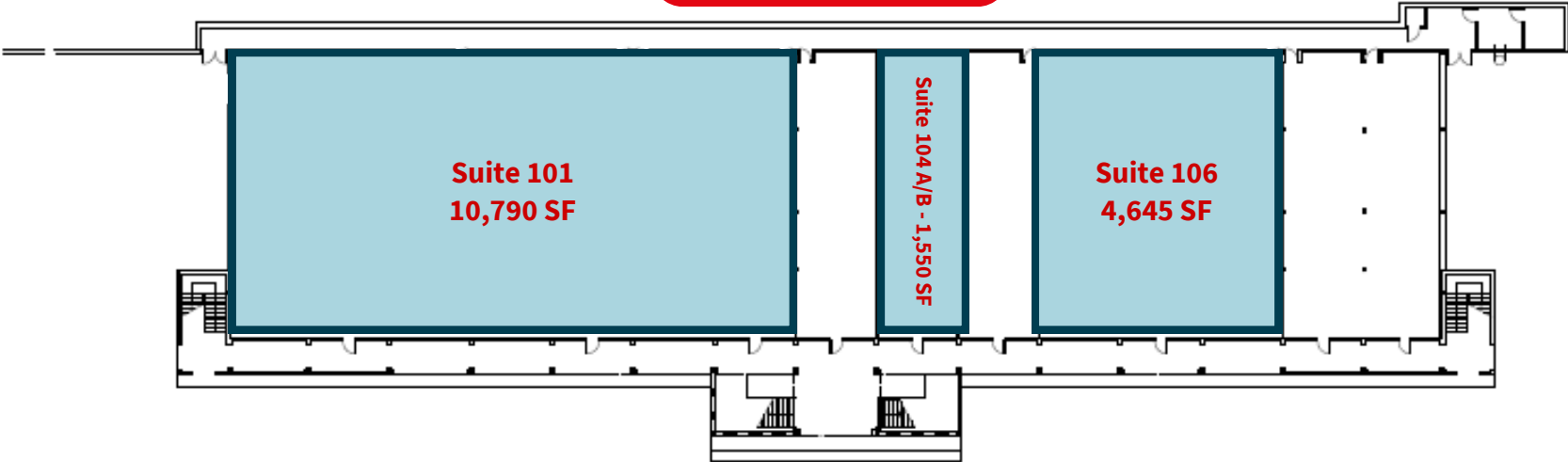
	3 miles	5 miles	10 miles
Estimated population	15,793	31,568	142,730
Estimated households	6,954	13,918	59,604
Est. Average HH income	\$146,923	\$136,723	\$110,222

Floor Plans - 23 Clara Drive, Mystic

Upper Level

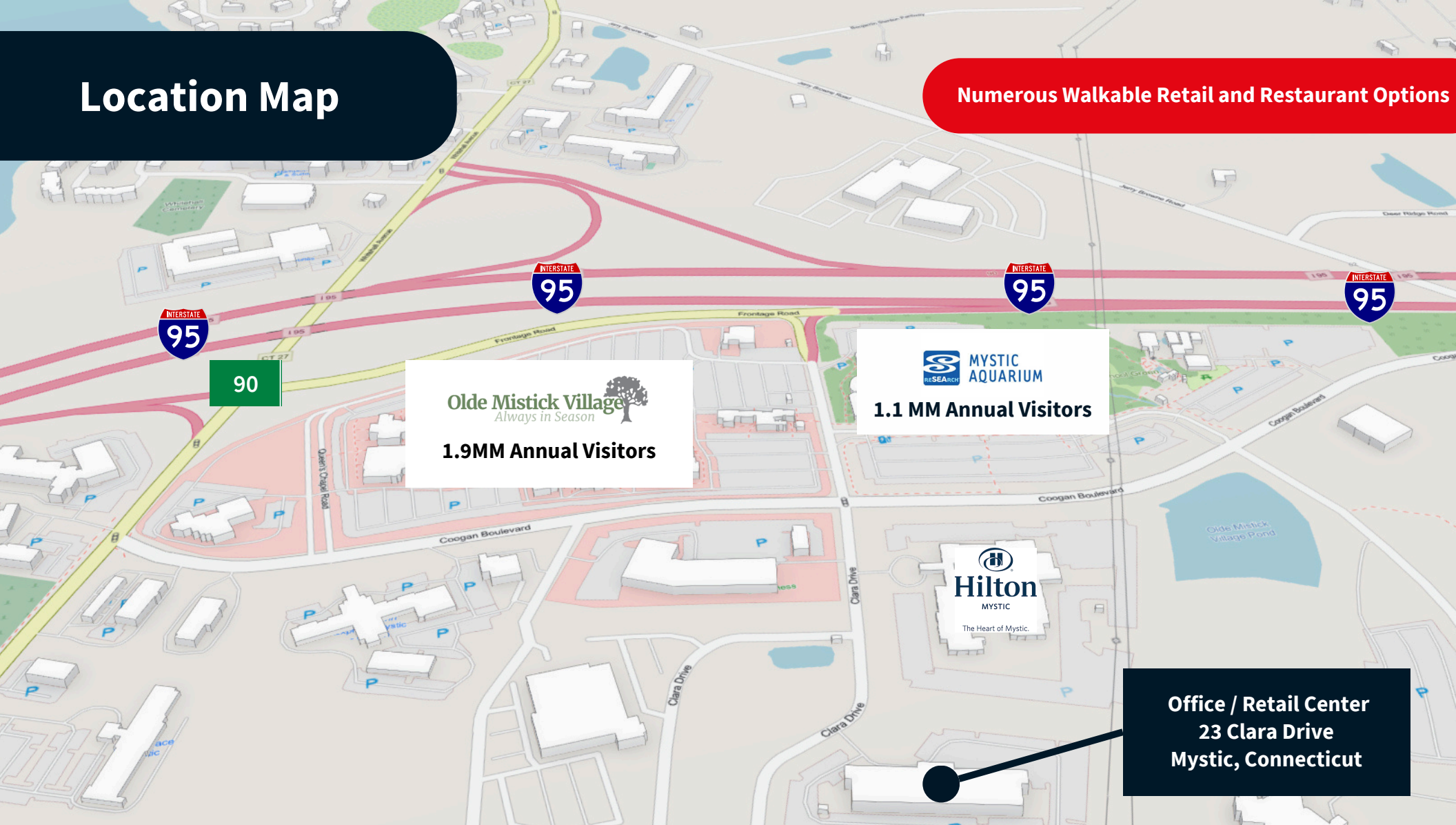


Main Level



Location Map

Numerous Walkable Retail and Restaurant Options



Olde Mistick Village
Always in Season
1.9MM Annual Visitors

MYSTIC AQUARIUM
1.1 MM Annual Visitors

Hilton
MYSTIC
The Heart of Mystic.

Office / Retail Center
23 Clara Drive
Mystic, Connecticut

For additional information:

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